



AGENDA  
ZONING CODE SUBCOMMITTEE  
RICHFIELD VILLAGE HALL  
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN  
FEBRUARY 20, 2020  
7:00 PM

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1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. DISCUSSION/ACTION ITEMS
  - a. Discussion regarding Chapter 70 Zoning Code Recodification
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at [www.richfieldwi.gov](http://www.richfieldwi.gov). Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or [www.richfieldwi.gov](http://www.richfieldwi.gov) with as much advance notice as possible.



Date: November 20, 2019

To: Richfield Zoning Code Subcommittee  
Jim Healy, Village Administrator

From: Tim Schwecke, AICP

Subject: Village of Richfield Zoning Code Rewrite Project – Materials for November 26, 2019



**Draft Zoning Map** Are there any comments/questions about the draft zoning map?

**Environmental Corridor** The Plan Commission reviewed materials related to the proposed environmental corridor overlay district at their meeting on.

I have prepared an initial draft of the overlay regulations for your consideration. In addition, Washington County has created a map element for the environmental corridor which is now part of the Village's ZoningHub site.

To complete the picture, I have prepared a "Land Division Worksheet" that is used to determine the number of lots a parcel could potentially support based on development constraints including the environmental corridor. We will want to discuss the structure of the worksheet and the type of reductions that may be appropriate when determining the net size of the parcel being subdivided. We'll also discuss how incentives could be built in to keep development out of the environmental corridor.

**Development Standards for Conditional Uses** In previous committee meetings we reviewed a worksheet we were using to guide our discussion on what special types of development standards are appropriate for conditional uses. See the attached marked up copy. I believe we still need to review the column for "Special Screening" and make any revisions.

**Attachments:**

1. Article 11 – Environmental Corridor Overlay District (Draft November 15, 2019)
2. Land Division Worksheet (Draft November 15, 2019)
3. Worksheet relating to development standards for conditional uses

**ARTICLE 11  
ENVIRONMENTAL CORRIDOR OVERLAY DISTRICT**

**70.1100 Legislative findings**

The Village Board makes the following legislative findings relating to the environmental corridor overlay district:

- (1) The village [REDACTED].
- (2) [REDACTED].
- (3) [REDACTED].

**70.1101 Purpose**

This article promotes the public health, safety, and welfare and is intended to:

- (1) maintain [REDACTED].
- (2) [REDACTED].
- (3) [REDACTED].

**70.1102 Boundary of district**

The environmental corridor (EC) overlay district includes those lands designated as primary and secondary environmental corridor by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in their mapping for 2015.

**70.1103 Boundary interpretation**

Where questions arise as to the exact location or boundary of an environmental corridor overlay district, the zoning administrator is authorized to use his or her best judgment to establish the boundary of the district. If the location of the district is not readily evident to the zoning administrator, he or she shall request a field investigation by the Southeastern Wisconsin Regional Planning Commission staff biologist or his or her designee.

If the zoning administrator or SEWRPC staff determine that the area in question was incorrectly mapped as an environmental corridor, this article shall not apply to such area. As soon as is practical after such determination, the zoning administrator shall submit an application to amend the zoning map consistent with the procedures and requirements in this chapter.

**Sec. 82-851 Use regulations**

- A. **Vegetation management.** Vegetation may be managed in the environmental corridor (EC) district to control invasive plant species and to facilitate other forest management objectives, provided such activity is approved by the Plan Commission.
- B. **Development within district.** A building envelope may be established within the environmental corridor (EC) district for (1) a principal building and accessory buildings, as may be allowed; (2) an area for an onsite septic system and well, as may be required; (3) an area around the principal building for outdoor living; and (4) an access from a public roadway to the principal and accessory buildings. The size and configuration of the building envelope shall conform to the following requirements:
  - (1) For lots entirely within an environmental corridor (EC) district, the area of the building envelope shall be no larger than the amounts specified in the table below.

Lot Size	Maximum Land Disturbance
Less than 2 acres	19 percent of lot area
2 acres or larger, but less than 3.5 acres	18 percent of lot area
3.5 acres or larger	25,900 square feet

- (2) For lots partially within and partially outside of the environmental corridor environmental corridor (EC) district that are vacant as of (effective date of ordinance) or where the principal building is located outside of the environmental corridor overlay district, new development shall be limited to the area outside of the environmental corridor overlay district (except when such land is in the floodplain overlay district), unless a building envelope is shown on the face of an approved certified survey map or subdivision plat or on a site map recorded with a deed restriction as approved by the Plan Commission. Land within the environmental corridor overlay district may be disturbed for driveways but only when such location is the only feasible alternative to provide access from the public roadway to the principal and accessory buildings.
- (3) For lots partially within and partially outside of the environmental corridor district that host a principal use as of (effective date of ordinance) in the environmental corridor overlay district, the area of the building envelope shall comply with the amounts specified in the table in this subsection.

## Land Division Worksheet

- Draft November 15, 2019 -

**Step One.** Calculate the net developable area as follows:

1. Total site area as determined by site survey: \_\_\_\_\_ acres
2. Subtract total reductions from Table A below: (minus) \_\_\_\_\_ acres
3. Equals net developable area: \_\_\_\_\_ acres

**Table A. Area Reductions for Development Constraints and other Features**

	Acres
100 percent of the area that is needed for public right-of-way for any existing roads	_____
100 percent of the area that is within the floodplain overlay district and that is or can be defined as floodway	_____
50 percent of the area that is within the floodplain overlay district and that is or can be defined as floodfringe	_____
50 percent of the area that constitutes a wetland	_____
50 percent of the area where the slopes are more than 20 percent	_____
25 percent of the area within the environmental corridor overlay district if 80 percent or more of the environmental corridor overlay is contained in one or more outlots	_____
50 percent of the area within the environmental corridor overlay district if less than 80 percent of the environmental corridor overlay is contained in one or more outlots	_____
10 percent of the area where the slopes are from 12 percent to 20 percent	_____
<b>Total</b>	_____

**Step Two.** Calculate the maximum number of residential lots by dividing the net developable area by the minimum lot size for the zoning district. (The dividend is rounded down to the next whole number.)

**Step Three.** Design the land division so the residential lots (1) comply with all applicable dimensional standards (e.g., minimum lot area, lot width) and other requirements set forth in the zoning regulations and land division regulations, (2) do not contain more than the maximum level of the features in Table B, and (3) have a contiguous building envelope with at least \_\_\_\_\_ square feet.

**Table B. Maximum Area of a Lot with Development Constraints**

Feature	Percent of Lot
Wetlands (These are to be located in outlots.)	0
Floodway	10
Land where the slopes are more than 20 percent plus floodfringe	40

Land Use Worksheet  
(DRAFT 12-05-2018)

Start next time

X

Series / Land Use	Application Fee if a CU	Special Screening	Major Road Access	Access Drive Requirements
<b>1 Agriculture</b>				
1.01 Aquaculture	1	.	.	.
1.02 General cultivation	.	.	.	.
1.03 Livestock raising	.	.	.	.
<b>2 Agri-Tourism</b>				
2.01 Bird hunting preserve	1	.	.	.
2.02 Farm education	2	.	.	.
2.03 Farm recreation	2	X	.	.
2.04 Fee fishing	1	.	.	.
2.05 Petting farm	2	.	.	.
2.06 Special event venue	2	X	X	X
2.07 U-Cut Christmas tree	1	.	.	.
2.08 U-Pick operation	1	.	.	.
<b>3 Resource-Based Uses</b>				
3.01 Dam	1	.	.	.
3.02 Forestry	.	.	.	.
3.03 Open land	.	.	.	.
3.04 Sportsmen's club	1	.	.	.
<b>4 Residential</b>				
4.01 Mixed-use housing	1	.	.	.
4.02 Single-family dwelling	.	.	.	.
4.03 Two-family residence (duplex)	.	.	.	.
<b>5 Special Care Facilities</b>				
5.01 Adult family home	.	.	.	.
5.02 Community living arrangement, 8 or fewer residents	.	.	.	.
5.03 Community living arrangement, 9 to 15 residents	1	.	.	.
5.04 Foster home and treatment foster home	.	.	.	.
5.05 Group day care center	2	.	X	X
5.06 Group day care center (company)	2	.	.	X
5.07 Hospice care center	2	.	.	.
5.08 Nursing home	2	X	X	X
5.09 Retirement home (assisted living)	2	X	X	X
<b>6 Group Accommodations</b>				
6.01 Campground	2	X	.	X
6.02 Group recreation camp	2	X	.	X
6.03 Overnight lodging	.	.	.	X
6.04 Resort	2	.	.	X
<b>7 Food and Beverage Sales</b>				
7.01 Brewpub	.	.	.	.
7.02 Restaurant, fast food	.	.	.	.
7.03 Restaurant, standard	.	.	.	.

1 = smaller amount    2 = larger amount    X = required

Series / Land Use	Application Fee if a CU	Special Screening	Major Road Access	Access Drive Requirements
7.04 Tavern				
<b>8 General Sales and Services</b>				
8.01 Commercial kennel	2	.	.	.
8.02 Commercial stable	2	.	.	.
8.03 Financial services	.	.	.	.
8.04 Funeral home	.	.	.	.
8.05 General office	.	.	.	.
8.06 General repair	.	.	.	.
8.07 General retail, 15,000 square feet or less	.	.	.	.
8.08 General retail, more than 15,000 square feet	.	.	.	.
8.09 General services	.	.	.	.
8.10 Instructional services	.	.	.	.
8.11 Landscape business	.	X	.	X
8.12 Veterinary clinic	2	.	.	.
<b>9 Vehicle Rental, Sales, and Service</b>				
9.01 Heavy vehicle sales and service	.	.	.	.
9.02 Marine sales and service	.	.	.	.
9.03 Trailer sales or rental	.	.	.	.
9.04 Truck stop	.	.	X	X
9.05 Truck-trailer rental establishment	.	.	.	.
9.06 Vehicle fuel station	.	.	X	X
9.07 Vehicle repair shop	.	.	.	.
9.08 Vehicle sales and service	.	.	X	X
9.09 Vehicle service shop	.	.	.	.
<b>10 Recreation &amp; Entertainment</b>				
10.01 Driving range	2	.	.	.
10.02 Golf course	2	.	.	X
10.03 Indoor entertainment	.	.	.	.
10.04 Indoor recreation	.	.	.	.
10.05 Indoor shooting range	.	.	.	.
<b>11 Government &amp; Community Services</b>				
11.01 Administrative government center	.	.	.	.
11.02 Cemetery	.	.	.	.
11.03 Community center	2	.	.	.
11.04 Community cultural facility	2	.	.	.
11.05 Health care center	2	.	.	.
11.06 Health care clinic	.	.	.	.
11.07 Municipal garage	.	X	.	.
11.08 Park	.	.	.	.
11.09 Public safety facility	2	.	.	.
11.10 Recreation trail	.	.	.	.
11.11 School, K-12	1	.	X	X
11.12 School, post-secondary	2	.	X	X

Series / Land Use	Application Fee if a CU	Special Screening	Major Road Access	Access Drive Requirements
11.13 Worship facility	2	-	x	x
<b>12 Telecommunications and Utilities</b>				
12.01 Public utility office and yard	2	x	.	x
12.02 Radio broadcast facility	2	x	.	.
12.03 Stormwater management facility	.	.	.	.
12.04 Telecommunication collocation (class 1)	-	.	.	.
12.05 Telecommunication collocation (class 2)	-	.	.	.
12.06 Telecommunication tower	-	x	.	.
12.07 Utility installation, major	2	x	.	.
<b>13 Transportation</b>				
13.01 Bus storage facility	2	x	x	x
13.02 Bus terminal	-	.	.	.
13.03 Off-site parking lot	-	.	.	.
13.04 Park-and-ride lot	1	.	.	x
13.05 Parking structure	1	.	.	.
13.06 Railroad	-	.	.	.
13.07 Truck terminal	1	x	x	x
<b>14 Storage and Warehousing</b>				
14.01 Bulk fuel storage	2	x	x	x
14.02 Farm building for non-farm storage	1	.	x	.
14.03 Personal storage facility	-	.	.	.
14.04 Warehouse	-	.	.	.
<b>15 Industrial and Manufacturing</b>				
15.01 Artisan shop	1	.	.	.
15.02 Construction equipment sales and service	-	x	x	.
15.03 Contractor yard	2	x	.	.
15.04 Manufacturing	-	.	.	.
<b>16 Other</b>				
16.01 Adaptive reuse of institutional building	2	-	.	.
16.02 Berm	-	.	.	.
16.03 Common area improvement	-	.	.	.
<b>17 Accessory Uses</b>				
17.01 Accessory building, nonresidential	.	.	.	.
17.02 Accessory building, residential	-	.	.	.
17.03 Adult family home	-	.	.	.
17.04 Bed and breakfast	1	.	.	.
17.05 Boat dock	-	.	.	.
17.06 Boathouse	-	.	.	.
17.07 Drive-up service window	-	.	.	.
17.08 Family day care home	-	.	.	.
17.09 Foster home and treatment foster home	-	.	.	.
17.10 Home occupation, major	1	.	.	.
17.11 Home occupation, minor	1	.	.	.

Series / Land Use	Application Fee if a CU	Special Screening	Major Road Access	Access Drive Requirements
17.12 Household livestock, 10 acres or more	-	-	-	-
17.13 Household livestock, 4-10 acres	-	-	-	-
17.14 Kennel, hobby	2	-	-	-
17.15 Kennel, private	-	-	-	-
17.16 Outdoor food and beverage service	-	-	-	-
17.17 Play structure	-	-	-	-
17.18 Pond	-	-	-	-
17.19 Roadside stand, major	-	-	-	-
17.20 Roadside stand, minor	-	-	-	-
17.21 Sales incidental to industrial use	1	-	-	-
17.22 Solar energy system, building-mounted	-	-	-	-
17.23 Solar energy system, ground-mounted	-	-	-	-
17.24 Swimming pool	-	-	-	-
17.25 Work/live dwelling unit	2	-	-	-
<b>18 Temporary Uses</b>				
18.01 Farmers market	1	-	K	K
18.02 Nonmetallic mine, limited	2	-	-	-
18.03 Off-site construction yard	2	-	K	-
18.04 Party tent	-	-	-	-
18.05 Portable storage container	-	-	-	-
18.06 Seasonal product sales	1	-	K	-
18.07 Yard sale	-	-	-	-